

A photograph of the Century City I building at night. The building features a modern design with large glass windows on the left and a facade of yellow and white rectangular panels on the right. The name "CENTURY CITY I" is prominently displayed in large, illuminated, black letters along the top of the yellow panel section. Several thin cables are visible hanging from the top of the building. The sky is dark blue, and the building's interior lights are visible through the windows.

CENTURY CITY I

FOR LEASE

3945 N. 31st Street
Milwaukee, WI

Listing Broker:

JIM LARKIN

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Colliers
INTERNATIONAL

COLLIERS INTERNATIONAL
833 E. MICHIGAN STREET
SUITE 500
Milwaukee, WI 53202

An aerial photograph of a modern, two-story commercial building with a flat roof. The building's facade is primarily white, with a large section on the left featuring a yellow and white checkered pattern. The words "CENTURY CITY I" are printed in large, dark letters across this patterned section. To the left of the building is a paved parking lot with several trees. In the foreground, there is a landscaped area with green grass, small trees, and a large, stylized "CENTURY CITY" sign. The sign is made of large, blue, three-dimensional letters, with a circular logo featuring vertical lines to the right of the word "CENTURY". Below the main sign, smaller text reads "A CITY OF MILWAUKEE BUSINESS PARK".

"Century City is an opportunity for Milwaukee's future. It is a location where modern business can grow, where good workers can connect with good jobs and where an industrial location with a great history is coming to life again. Century City's future is bright. We invite businesses to grow here."

-Mayor Tom Barrett



LEASE RATE

\$4.75/SF NNN Manufacturing
\$8.75/SF NNN Office

SITE

4.2 Acres

BUILDING SIZE

53,160 sf (8,860 SF Divisible)

CLEAR HEIGHT

24'

COLUMNS

58'

DOCKS

Six (6)

DRIVE-INS

Six (6) 12'x14'

SECURITY

Video Surveillance

POWER

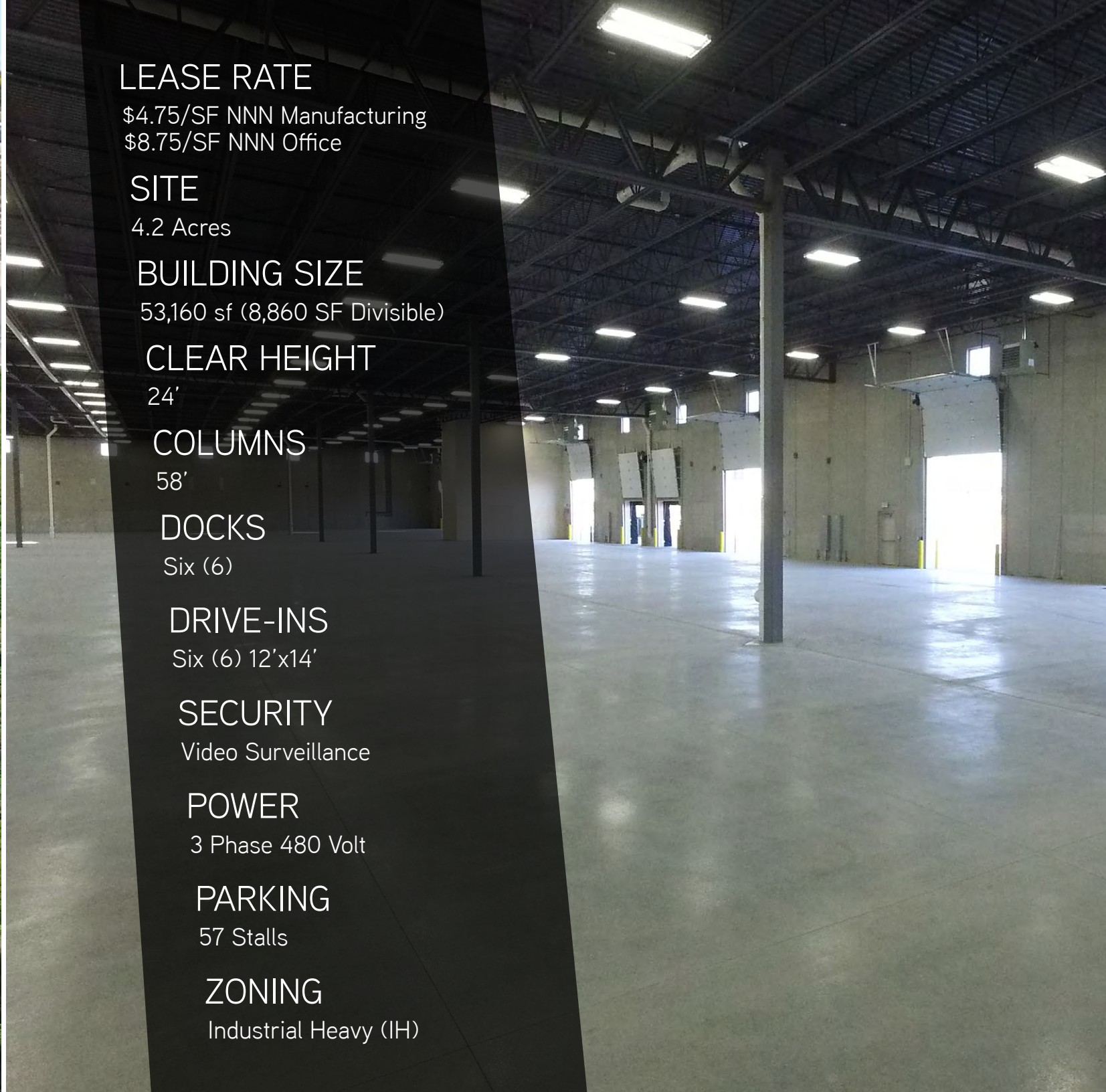
3 Phase 480 Volt

PARKING

57 Stalls

ZONING

Industrial Heavy (IH)





PROPERTY HIGHLIGHTS

- › Centrally Located in the City of Milwaukee
- › Access to Skilled Labor Pool
- › Directly on MCTS Bus Line 62, 80, 12
- › 24 Foot Clear High Bay Space
- › 58 Foot Column Spacing of Maximum Flexibility

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CENTURY CITY BUSINESS PARK



Real Estate Options for Manufacturing Companies



Development Land

2725 W. Hopkins Street, Milwaukee, WI

Sale Price: \$55,000/Acre

Site: 45 Acres

Power Supplier: We Energies

Available Capacity: 26.4 kV - 24.9 kV

Water Supplier: City of Milwaukee Water Works

Water Source: Municipal; Lake Michigan

Waste Water Service Provider: Milwaukee Metro Sewage District

Zoning: Industrial Heavy (IH)

FOR LEASE | CENTURY CITY I

Contact Us:

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